



**Englewood Isles Property Owners Association Inc.**

1811 Englewood Road, #240  
Englewood, FL 34223-1840

Website: [www.EIPOA.org](http://www.EIPOA.org)  
Email: [englewoodislespoa@gmail.com](mailto:englewoodislespoa@gmail.com)  
Phone: (941) 999-1397

**January 15, 2020  
Board of Directors Meeting**

**1. The meeting of the Englewood Isles Property Owners Association Board of Directors call to order at 6 pm** by President Paul Powers, 6:00 PM at the Englewood Elks Lodge 401 N Indiana Ave, Englewood, FL 34223

**2. Directors in Attendance:** President Paul Powers, Vice President Kevin Loy, Treasurer Helen Kennard, Acting Secretary Priscilla McLaughlin, members Jeanne Fullilove, Jim Parent, Jeanne Tutor. A quorum of officers present

**3. President's Report**

President Paul Powers reviewed sequence and procedure of EIPOA meetings: January Board of Directors meeting, 2020 Annual Membership meeting followed by Directors election of Officers for 1 year term February 2020 through January 2021.

**4. Approval of the Minutes** from December 19, 2020 Board meeting. Motion to accept by Jim Parent, seconded by Jeanne Fullilove. Motion passed unanimously.

**5. Treasurer's report-** submitted by Helen Kennard.

Current balances:

- Checking Account: \$21,240.11
- Money Market savings: \$42,736.25
- TOTAL= \$63,736.26

Board discussion: Yearly EIPOA operating expenses are less than \$15,000. Currently more than four years operating expenses earning virtually no interest plus invoices for \$14,570. currently out and due by 2/2/20. Current bank (EB&T) has certificate of deposit CD for 1.4%. Motion by Priscilla McLaughlin for moving excess cash into short term (less than 1 year) CD. Paul Powers seconded. Motion passed unanimously.

**5. Committee Reports:**

**A) Bylaws Committee:** proposed amendments duly noticed to membership in 12/23/19 mailing. Affidavit filed w/ Wells Law Office. Motion to adopt by Helen Kennard, Paul Powers seconded, motion passed unanimously. Wells Office to record.

**B) Database committee:**

Given the demands of -

1. CH 720 which often conflict with demands from association members,
2. Treasurer needing to send invoices, collect dues and provide estoppels and record all data,
3. Members desire to continue with the directory -



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this committee has become increasingly important. The incoming board should address this growing need to professionally manage multiple databases.

**C) Architectural Review Committee:** Committee approval given for new home construction at 416 Lemonwood Drive. Helen Kennard motioned for Board to accept committee recommendation, Jim Parent seconded the motion. Motion passes by unanimous vote.

**D) Property Maintenance, Fine Committee, Legal**

Recent legal counsel review indicates serious flaws in EIPOA PMC, Fine, Collection process. Atty Wells office to provide guidance and recommendations. Preliminary legal review suggests retention pond known as Eden Lake is owned by Englewood Isles Lake Association. Wells office to seek liability insurance clarification.

**7. Member comment cards:**

**A)** In the interest of reserving enough time for voting and tabulation procedures in upcoming annual membership election meeting Bill Callahan withdrew his request.

**B)** Ken Wolf spoke about the budget process.

**9 Adjourn.** Motion to adjourn January 2020 EIPOA Board of Directors Meeting made at 6:30 PM made by Kevin Loy, seconded by Helen Kennard, motion passed unanimously.

Respectfully submitted,  
Paul Powers, President  
Priscilla McLaughlin, Acting Secretary



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**Addendum 1.**

**EIPOA Annual Membership Meeting** called to order at 6:35 p.m.. by President Paul Powers,

Minutes:

1. Agenda noted: Election for six openings on EIPOA Board of Directors.
  - Annual meeting sign in and voting began at 6:35 pm.
  - President Paul Powers called three times for any final ballots at 7:13 p.m.
  - Ballot tabulation began at 7:15 p.m. and ended 7:45 p.m
2. At 7:55 p.m. Vice President Kevin Loy announced the top six candidates: Priscilla McLaughlin, Jurgen Kroos, William Callahan, John Daubner III, Elizabeth LaFlamme, Stanley Gdowski.
3. Motion to adjourn annual membership meeting at 8 PM by Paul Powers, seconded by Kevin Loy, motion passed unanimously.

Respectfully submitted,  
Paul Powers, President  
Priscilla McLaughlin, Acting Secretary

**Addendum 2.**

Directors election of officers-

President: William Callahan  
Vice President: Kevin Loy  
Secretary: Elizabeth LaFlamme  
Treasurer: John Daubner III

As reported by Kevin Loy

As of January 26, 2020 all minutes above were approved by email by all members of the outgoing board: Paul Powers, Helen Kennard, Jim Parent, Jeanne Tutor, Jeanne Fullilove, Priscilla McLaughlin, Kevin Loy.



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